

Item # _____

Prepared by: Gloria Kelly
Real Estate Services

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SEVEN (7) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0102, 0201, 0305, 0306 AND 0402, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$35,700.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507.

SPONSORED BY: COMMISSIONER GEORGE S. FLINN, JR.

WHEREAS, Shelby County has acquired seven (7) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0102, 0201, 0305, 0306 and 0402, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said seven (7) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned Seven (7) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0102, 0201, 0305, 0306 and 0402, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$35,700.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commissioners

Adopted: _____

EXHIBIT "A"									
Exhibit #	TAX SALE	WBP	ADDRESS LOT SIZE	Zoning Code	Total Taxes and Fees	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
2864	0402	027010000000530	N. Manassas 25' x 120'	R-D	\$930.15	Gary Taylor	\$1,500.00	\$1,500.00 Vacant Lot	Expand Property Size
2931	0402	027026000000090	852 Jackson 50' x 145'	C-H	\$3,455.74	Trustees Neighborhood Church Healing Station	\$5,000.00	\$5,000.00 Vacant Lot	Church Property
3484	0201	029043000000250	1271 Philadelphia (Rear) 50' x 40'	R-D	\$683.04	Joseph A. Thomas	\$200.00	\$200.00 Landlocked	Expand Property Size
4521	0305	035022000000110	1770 Farrington St. 31' x 108'	R-D	\$19,116.78	Ismaiel Kavali	\$7,000.00	\$5,500.00 Comm. Bldg.	Investment
14572	0102	060111000000350	2176 Dunn 50' x 163'	I-L	\$12,435.56	Michael Porter	\$15,000.00	\$12,500.00 Comm. Bldg.	Investment
5691	0306	070052000000060	1555 Corning 75' x 445'	RS-6	\$9,880.25	Trustees New World Ministry	\$3,000.00	\$3,000.00 House	Church Property
15424	0402	0934160B0000230	5889 Myers 122' x 342'	AG	\$3,743.08	Doris Wright	\$8,000.00	\$8,000.00 Vacant Lot	Investment

7 Properties
Total
\$35,700.00

SUMMARY SHEET

I. Description of Item

RESOLUTION APPROVING THE SALE OF SEVEN (7) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0102, 0201, 0305, 0306 AND 0402, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$35,700.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Terms

IV. Additional Information Relevant to Approval of this Item

A Resolution approving the sale of seven (7) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0102, 0201, 0305, 0306 and 0402. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these seven (7) Delinquent Tax Parcels be approved.

Ward 27



Ward 27

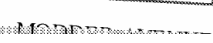


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Ward 29

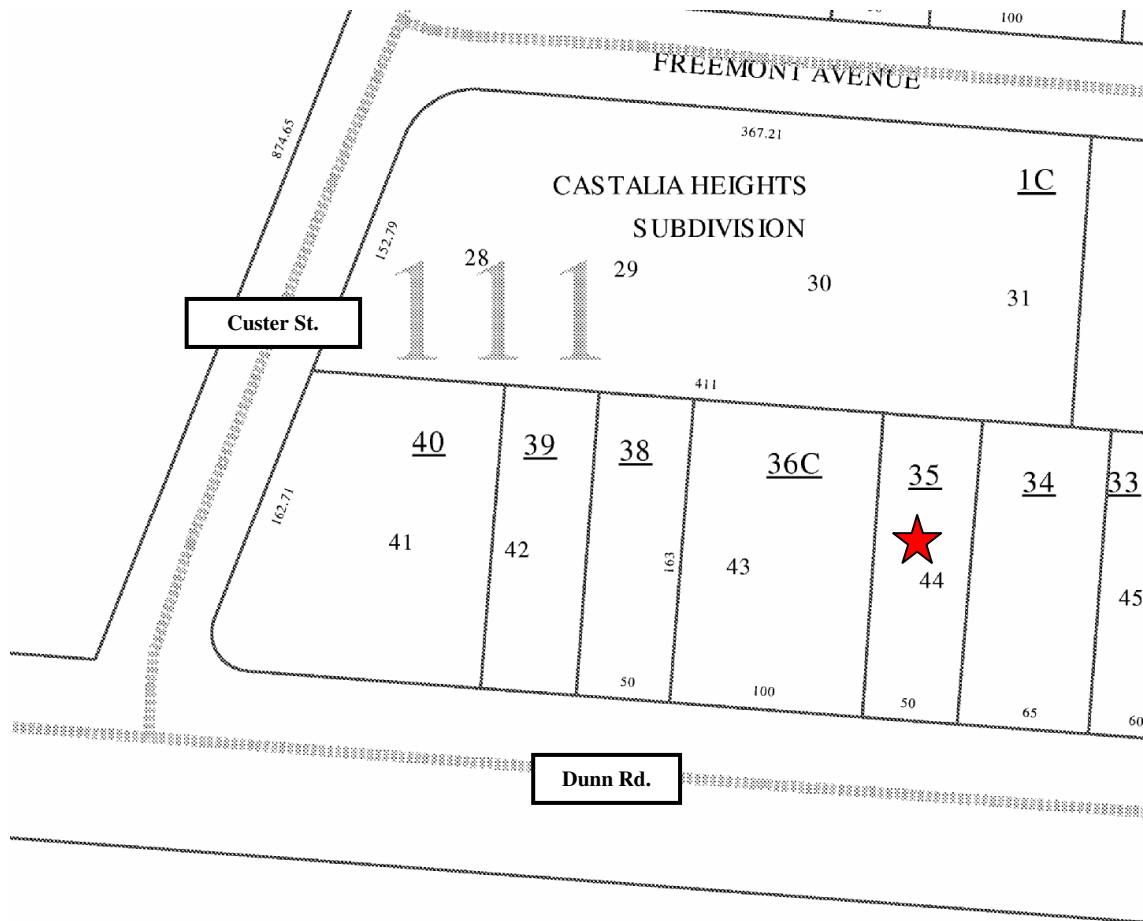


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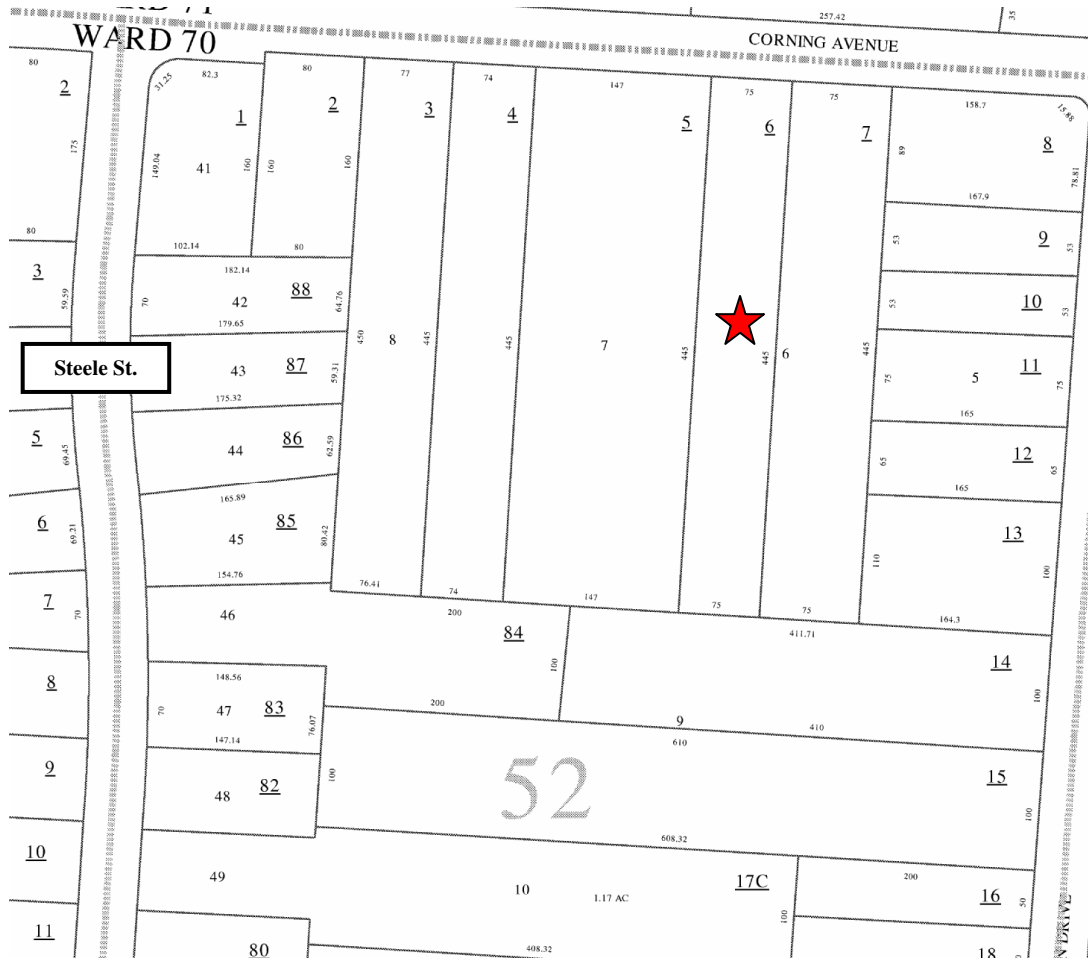
7

Ward 060



060 111 0 000035 0

Ward 70



070 0520 0 000060

Ward 93



093 4160B 00023 0